

HIGHLANDS HIGHLIGHTS

Community News



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503-684-8294
www.highlands55.org

AUGUST 2023

HOA BOARD MESSAGE

Despite warm temperatures, the Highlands community continues to come together to share and celebrate. Many thanks to Ed Benberg and Lucianne Phillips (and the wonderful volunteers who cooked, decorated, and cleaned up) for the 4th of July celebration. More than 100 folks showed up for hamburgers, salmon burgers, hot dogs, and Ed's jokes!

Another shout out to Denny Peffers for organizing another CPR/AED training. Tualatin Valley Fire & Rescue staff demonstrated the proper approach to help those in need. Everyone had a chance to practice resuscitation and better understand how to use the AED in the clubhouse ballroom.

As I've noted repeatedly, volunteers are at the heart of the community. According to the HOA's attorneys and accountant, Highlands HOA is one of the best run HOAs, due in part to the number of volunteers stepping up. But that pool is relatively small and shows significant signs of burn-out. Most of the volunteer efforts in the Highlands focus on maintaining, or enhancing, the property values of all of our properties.

The way to maintain our community? Step up. Please. Step up. The Board of Directors, the Finance Committee, the Architecture & Landscape Committee, and those maintaining the clubhouse, clubhouse interiors, library, and neighborhood watch groups all need new faces. Many of these volunteers have been doing this for several years. This also is true for the Highland Park Condominium Association – our community members in the condos.

Without new volunteers, some of the efforts will be severely hampered, and worse case, some efforts may have to be accomplished through paid contractors (increasing annual dues). Sounds dire, but volunteers can only be asked to serve for so long. On the positive side, there is much to be gained – having a better understanding of how the Highlands are managed, where the money comes in and goes out, and meeting a new group of others with similar desires to serve.

So, please. Step up. Board and committee members are happy to talk about the work, the commitment, and the rewards of helping neighbors. All board and committee chair contacts are in the 2023 Directory (don't have one? Stop in the office and see Beth.)

Mike Dahlstrom, president, King City Highlands HOA
president@kchighlandshoa.com

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

Well, summer is moving along. We have had several new residents. I would like to welcome them into the community. Hope your move went smooth. I would like to encourage new residents to take the time to read the material in the packet you received when you moved in from Beth at the office. The packet contains much valuable information regarding living in this community. In addition, the handbook contains the phone numbers of local services that you may find important along with the listing of committees and the phone numbers for the leaders of those committees. When you get settled and have had time to take a breath, we welcome your participation in the various activities and committees. Participation is important to keep this community a pleasant place to live.

A big shout out to the Maintenance/Reserve/ and Finance committee. They have been working hard to prepare for the upcoming 2024 budget. Chelsea (CMI) presented an operations draft at last night's Board meeting. Thank you, everyone who is volunteering to work on the Finance committee. We appreciate you.

An update on the Transfer Fee: The fee proposal must be approved by the state real estate office. It then goes back to our attorney and then to us for a vote. The approval of this fee is very important for our community to continue to be in the good financial position it is so when you receive notice for the vote ,please do vote.

Just a notice that the August Maintenance/Reserve/Finance meeting may have more than two Board members in attendance. Please feel welcome to attend.

Pat Barcroft, HPC president

NOTES FROM THE OFFICE

2023 Directories are still available. Stop by soon and pick up your copy. The Directory not only contains the names and numbers of your neighbors, but contact information for CMI, the HOA Board, and the Highland Park Condo Board. Lists of group activities and their contacts are also included.

After the recent CPR/AED training, the need for a phone to call 911 was brought to my attention. Many of us carry cell phones, but in case of an emergency, there is a portable phone on the Library desk and another phone next to the TV in the Boardroom. Both have the capability of being used on "speaker" mode while talking with 911 dispatchers.

I've been here a year now and continue to enjoy all aspects of my job and interacting with all of you. The Highlands is a wonderful community!

Beth Howland
503-684-8294
office@kchighlandshoa.com

UPCOMING EVENTS



ICE CREAM SOCIAL coming to club house Sunday Aug. 6 at 2:30 PM.

Come join the fun as we honor our new friends and neighbors who have moved in since Aug. 1, 2022. There will be several flavors of ice cream, plus toppings and a variety of homemade cookies. All that for only \$5.

Please sign the sheet on the bulletin board so that we can prepare for you.

Thank you!

Ed Benberg, Special Events

Lucianne Phillips, co-chair

ARCHITECTURE AND LANDSCAPE COMMITTEE

Ahhhh, the lazy days of summer. The gardens are beginning to produce, and we can enjoy homegrown tomatoes! Late season blossoms abound, Black-eyed Susans and Crape Myrtles give splashy spots of color. The ALC sends thanks this month to the residents who supplement our irrigation through buckets, watering cans and hoses of water. We were also given a generous donation of bark mulch. Another resident added mulch to the common property across from their home. The application of this top-dressing helps hold moisture in the ground, and it just looks nice!

A reminder about our walking paths; no bikes are permitted, pedal or electric. Yes, one was seen cruising along! We welcome wheelchairs, walkers, canes and trekking poles. If grandchildren are visiting and using the sidewalks with their wheeled vehicles, it is courteous for them to hop off their ride and move aside out of respect for their elders.

Planning for the future, we are beginning to think about new landscaping for the Clubhouse. A long-term project like this takes ideas and budgeting. How would you like it to look? Send in your thoughts and designs and we can begin the process.

As always, we invite you to our meetings, the first Wednesday of the month at 9:30 in the Clubhouse Boardroom. Please contact any ALC member with comments or questions.

Bonny Chown alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

We have had some very warm dry weather this past month. You will notice the grass that is mowed is left longer than previous months. Alex, who is the manager for East West states this helps preserve its existing condition. I want to give a Big Thank You to unit owners who have notified me and other members of the Landscape Committee of concerns that they have noticed.

We have had several valves in our irrigation system replaced. This is due as our system has aged. Water is a huge expense so please continue to make us aware of water leakage. **The next Landscape is Monday, August 28 at 2:00 p.m.**

Lucy Laande, Condo Landscape chair

FINANCE COMMITTEE

The Finance Committee meets monthly at 6:30p in the clubhouse on the Tuesday prior to the Wednesday Town Hall and Board meeting. The Committee members include Judy Austin, Mary Kelly, Bill Rivoire, Jeff Smith and Gary Wilson. We review the monthly financial statements looking at income and expenses for both the Operating funds (the day to day, month to month bills) and Reserve funds (supporting the repair, maintenance and replacement of the community common assets), noting any discrepancies, responding to questions and making recommendations to the Board.

During the annual budget process, we commit to reviewing the budget mid-year (at the June meeting) to determine if any corrective actions need to be taken due to cost overruns and/or income overruns. At this time the Committee does not see a need to adjust the budget to account for a shortfall in the Reserve income (primarily funded by transfer fees) or an overrun in the Operating expense ('keeping the lights on').

If you'd like to know more about how your HOA dues are managed and spent, please join us at the monthly meeting to learn more.

Mary Kelly - Finance Committee Chair

HOA BLOCK CAPTAINS

It's hard to believe we are already in the "Dog Days" of Summer! I found this information interesting as to why it's called this:

What Are the Dog Days of Summer

The term "**Dog Days**" traditionally refers to a period of particularly hot and humid weather occurring during the summer months of July and August in the Northern Hemisphere.

This period of sweltering weather coincides with the year's heliacal (meaning "at sunrise") rising of **Sirius, the Dog Star**. Sirius is part of the constellation Canis Majoris—the "Greater Dog"—which is where Sirius gets its canine nickname, as well as its official name, Alpha Canis Majoris. Not including our own Sun, Sirius is the brightest star in the sky.

In ancient Greece, Egypt, and Rome, it was believed that the dawn rising of Sirius in mid-to-late summer contributed to the extreme weather of the season. In other words, the "combined heat" of super-bright Sirius and our Sun was thought to be the cause of summer's sweltering temperatures. The name "Sirius" even stems from the Ancient Greek *seírios*, meaning "scorching."

For the ancient Egyptians, the dawn rising of Sirius (known to them as Sothis) also coincided with the Nile River's flood season. They used the star as a "watchdog" for that event. Of course, the appearance of Sirius does not actually affect seasonal weather here on Earth, but its appearance during the hottest part of summer ensures that the lore surrounding the star lives on today!

And since Dog Days are on my mind, I want to provide a little dog potty etiquette. As the House Captain Coordinator and a member of ALC, I walk the neighborhood a lot to just keep an eye on what's happening in our community. Everyone's yards are blooming beautifully and are being kept up very nicely, which we all appreciate, and I'm sure owners want to keep them that way. So when walking your dog, please don't use people's personal front yards and lawns for dog potty breaks. Dog potty can cause brown spots in lawns. We have many lawn areas in our community that can be used for potty breaks. Please use those areas instead. Everyone will be thankful for keeping our yards as lush and beautiful as possible in these Dog Days of Summer!

Happy Dog Days of Summer and Happy Dog Walking

Connie Holt

CONDO NEIGHBORHOOD WATCH

Greetings fellow condo neighbors.

Summer is finally here and our A/C units can get cranky or don't work at all. We have a list of preferred provider's which have been tried and tested. The list can be found in the forms display to the right of the HOA office door.

I live in a lower unit so I am able to stay cooler longer during warmer weather. My A/C stays off until it gets to 74 degrees in my condo. I have allergies, so I don't open my windows on a cool evening unless it is raining. I run my dishwasher and dry my wash during the late cooler evening hours to conservative energy and prevent heating up my unit. But not all of you can stand closing your blinds or doing chores in the evenings like a night owl like me.

So far our local garage thieves have found greener pastures and left us in peace for a while. But they are still out there waiting for any opportunity to visit us again. Stay vigilant my friends. Keep your cars locked and don't keep valuable items in your car or garage.

Stay safe and healthy,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

CAREGIVER SUPPORT GROUP

There continues to be a strong interest in this group. The next Caregivers Support Group meeting will be on Monday, August 14th, at 1:00-2:30 pm at our clubhouse.

As a reminder, attendance is designed for **caregivers only**. At this time, there is a limit of twelve attendees per meeting. Participation while attending is not required. Sharing of your personal experiences is optional. Jennifer Morris, the Facilitator, prefers that you RSVP to secure your attendance. Call her at 503.720.4482. Drop-ins will be welcomed but RSVP'ing is preferred.

Ron Nixon, Highlands Resident Sponsor
503.887.8869

BIBLE STUDY GROUP

I trust that you are enjoying the daily summer heat and cool nights, which is one of the many benefits of living in the Northwest. We are grateful here in the Highlands for many benefits of our community as well. After a brief hiatus in July from our bi-monthly Bible Study, we will resume the normal schedule in August. Our speakers include:

August 1st, Pastor Gary Custis, Is a graduate of Dallas Theological Seminary, and pastor of Hillcrest Chapel since 1981. Beyond his many church responsibilities, Pastor Custis loves teaching the Word of God to Juniors and Seniors at Horizon Christian High School. We look forward to hearing from Pastor Custis once again.

August 15th, Chaplain Dave McElheran You will recall last August (2022) when Chaplain Dave led our time reflecting on Biblical Truth's based on his personal visits to Israel with pictures of the ancient city of Megiddo. Using the same teaching technique, he will give a lesson using the town of Capharnaum in Israel where Jesus started His ministry emphasizing the rich heritage we enjoy as followers of Christ. Welcome Chaplain Dave.

Our Bible Study gatherings are held the first and third Tuesdays of each month in the Highlands Clubhouse. Our sessions are held from 7:00 to 8:00pm, and conclude with a time of refreshments and fellowship. We look forward to seeing you in August.

Submitted by Ron Willis

HIGHLANDS ACTIVITIES

MOVIE NIGHT – Friday August 18- AT 7:00 PM, we will share together “ANNA AND THE KING”, the epic true story of English school teacher Anna Leonowens who traveled to Siam to educate the 58 children of King Monkut. Starring Jodie Foster and Chow Yun-Fat, they learn about each other's world, develop a special friendship, and help bring Siam into the 20th century. Don't miss this beautifully crafted movie. Their story became the basis for the magnificent and beloved Rogers and Hammerstein musical “The King and I” which may become our September Movie.

Call Nancy Crandell with questions.



HAPPY HOUR

The Highlands Happy Hour group invites all Highlands residents to the Friday evening weekly get-togethers. Enjoy lively conversation with your neighbors while making many new friends and “catching up” with old friends. Bring your beverage of choice and food to share and join us at the Clubhouse each Friday at 5 pm. This is the perfect way for newer members of our community to meet their neighbors and get the “inside” information on all of the activities in Highlands and the surrounding Tigard area.

Submitted by Penny Matsler – 503 580-4636

HIGHLIGHTS NEWSLETTER

KC Highlands community interest and activity articles are always welcome. Just send by email to: highlightskchoa@gmail.com by the third Friday of the month.

I am happy to answer your questions regarding content, etc.

Denette Peffers, Highlights Newsletter coordinator

503-318-3984

KC HIGHLANDS CALENDAR

AUGUST 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		9 Walking Aerobics 10 Men's Coffee 7 Bible Study	9:30 ALC Comm. Mtg. 1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	7 Event Setup
6	7	8	9	10	11	12
2:30 PM Ice Cream Social	10 Zumba 11 Condo Maintenance & Reserve Mtg 1 Hand, Knee, & Foot Group	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 5:30 Condo Board Mtg. 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour	
13	14	15	16	17	18	19
	OFFICE CLOSED 10 Zumba 1 Caregiver Support 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 6 Poker	9:30 Crafts Group 10 Zumba 1 Line Dancing 1 American Mahjong 3 Clubhouse Interiors Mtg 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour 7 Movie Night	
20	21	22	23	24	25	26
9-5 Private Event	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 6:30 Finance Comm Mtg	1 Mahjong 1 Rummikub 6 Poker 6:30 Town Hall HOA Board Mtg to Follow	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	9-4 Private Event
27	28	29	30	31		
	10 Zumba 1 Hand, Knee, & Foot 2 Condo Landscape Comm.	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot		

Office Hours: M W F 9 AM – Noon 503-684-8294
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